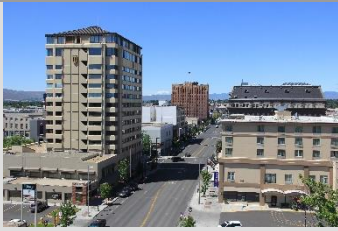


Yakima Top 21 Facts and Trends



1. Yakima is a large city and can be influential. The City of Yakima is tenth in terms of total population in the state. Yakima is the most populous city in the County, and the County Seat. The compound annual growth rate between 2000 and 2010 was 2.4 percent, which slowed to 0.4 percent between 2010 and 2015. However, Yakima is due to take 25% of the future growth in the county. Yakima can be a leader in the region promoting equitable and sustainable development that brings housing and job opportunities supported by investments in quality parks, multimodal transportation, and infrastructure.



2. Yakima is diverse. About 79 percent of Yakima's growth in population between 2010 and 2014 was Hispanic, with overall Hispanic population making up 44 percent of the City in 2014. The Comprehensive Plan will need to address the cultural needs of the whole community.



3. Yakima is a community for the young and old. The City's population is getting older on average, with more retirees than any other community in the County. Yet, the City is also seeing an increasing number of children, particularly in east Yakima. Both seniors and children grew by 5 percent between 2000 and 2010 citywide. The Comprehensive Plan needs to address housing and services for older generation such as aging in place, health, and mobility. The Comprehensive Plan also needs to address needs of younger residents such as education and recreation.



4. Yakima has room to grow. The City growth targets would mean 17,167 new persons and 8,556 jobs between now and 2040. The Comprehensive Plan must show how the City will accommodate the growth projection. About 20 percent of land in the city limits is developable for added housing and jobs. The City has nearly twice the capacity for growth above the targets.



5. Expectations for quality design and incentives for reinvestment can improve the quality of life. Yakima is the only city among Washington's ten most populous cities that does not have design standards for commercial and multifamily development. The City can set expectations for quality and affordable design in new development and prioritize investments in existing neighborhoods lacking infrastructure, recreation, and other features.



6. A majority of Yakima households have no children. Over half of the City's households have single or coupled adults and no children. The Comprehensive Plan should ensure a variety of home sizes and styles to meet the needs of small households.

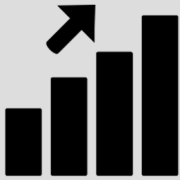


7. The City of Yakima has the most persons with a disability in the county. The City of Yakima has the most persons with a disability in the county at 13,897, and the second highest share of the population at 15.3 percent, behind Union Gap. The Housing Element can address policies regarding universal design of housing and supportive services to meet future needs of this population.

Yakima Top 21 Facts and Trends



8. **Most of Yakima's housing stock is old.** Only 10 percent of residential structures have been built since 2000, and 50.1 percent of units were built 40 or more years ago. Since housing units generally have a functional life of around 40 years, those units older than 40 years require additional investments. Preserving existing housing is important to maintain affordability.



9. **Housing value is increasing in Yakima, but is still relatively affordable.** Appreciation rates have been above average for the last 10 years, at an annual average of 2.5%. Home sales prices have jumped by \$20,000 in the last year. The median priced home is attainable to half of the City's residents. Providing opportunities for new housing affordable to a range of incomes will be considered in the Comprehensive Plan Future Land Use Map and Housing Element.



10. **There is a gap in affordable rental units in Yakima.** In the City there is a gap of over 3,300 units affordable to those earning lower incomes, meaning households have to pay more than they can afford for the units that are available. Identifying suitable locations and standards for new attached housing will be considered in the Comprehensive Plan Update.



11. **Nearly half of Yakima's homeowners are cost burdened and nearly one third of renters are cost burdened,** spending more than 30% of their income on housing and earning at low and moderate incomes as of 2012. Considering how family wage jobs can be attracted to the community, and providing a range of housing opportunities can address some of the hurdles faced by households. The City's efforts will need to be in partnership with other agencies and service providers.



12. **Yakima residents earn lower incomes.** Yakima's median household income is 27% lower than the State median income. About 22.8% of the City's population earns incomes below the federal poverty level, higher than the state as a whole at 13.5%. New opportunities for family wage jobs through appropriate zoning and capital investments, and partnerships with agencies that provide workforce training will be part of the Land Use and Economic Development Elements.



13. **Yakima residents have a lower rate of achieving higher education.** About 17.3 percent residents have a bachelor's degree or higher compared to the State level at 32.3 percent or the US at 29.3 percent. Coordinating with higher education providers and determining appropriate supportive services can be part of the Economic Development and Capital Facility Plan Elements.



14. **The City's jobs are diverse, and there are opportunities to catalyze growth in family wage jobs.** Currently, the City contains 40,390 jobs. Top sectors include health care, retail, agriculture, and manufacturing. Jobs are concentrated in the Downtown and near US 12. Retaining and attracting jobs in these sectors, particularly those offering family wage jobs, plus supporting a growing tourism market and small businesses are part of the regional strategy. The City has ample capacity to add its target 8,556 jobs between now and 2040. Investing in redevelopment such as the Cascade Mill Site, supporting a unique retail experience in Downtown, expanding the Airport, and other activities will be important to catalyzing job opportunities. Planning for capital facilities and infrastructure and supporting partnerships in workforce training are other important City activities.

Yakima Top 21 Facts and Trends



- 15. Downtown Yakima – Reinventing Yakima’s Center to a Vibrant Destination.** Downtown Yakima has a high retail vacancy, and suffers from the dominance of other commercial centers with big box retail formats and strip malls inside and outside the city limits. However, retail demand is estimated to grow by 200,000 square feet per year in the city as a whole. The Downtown Plan identifies investments in the “heart of Downtown” and catalyst sites to capture a share of this retail growth. Private investment is focused around a multipurpose public plaza that provides a year-round gathering space. Yakima Avenue is enhanced to prioritize pedestrians and intersections are improved. Additional greenery is added to humanize the street.



- 16. Traffic volumes have declined in some areas and increased in others.** Based on current traffic count volumes, notable changes in the last 10 years include decreases on 1st Street, 16th Avenue, and Lincoln Avenue / MLK Jr. Boulevard and increases on Fruitvale Boulevard. More detailed operations and testing of future growth scenarios will be part of the Transportation Element Update.



- 17. Transit use has declined.** Annual transit boardings exceeded 1.5 million in 2011 and 2012, but have declined as a result of rate increases, lower fuel prices, and a reduction in service after 2012. Ensuring the system can meet the needs of today’s and tomorrow’s generations as well as providing for transit supportive land use patterns can continue to allow mobility options for the community as a whole.



- 18. There are gaps in the non-motorized system for Pedestrians and Bicyclists.** It will be important to identify the gaps and prioritize the best locations to address the gaps. A Final Draft of the City’s First Bicycle Master Plan will be reviewed for consistency and included in the Transportation Plan Update which is running parallel to the Comprehensive Plan 2040 Update program.



- 19. The parks and recreation system is varied.** Currently, the City’s park system inventory includes about 368 acres of parks and recreation facilities, in addition to community centers. Also available to the public are the Yakima Greenway, with about 10 miles of trails, the Sportsman State Park, and an arboretum. There are about 3.76 acres per 1,000 persons. The Park, Recreation, and Open Space plan is undergoing an update and part of the effort will help identify the community’s needs and levels of service going forward.



- 20. Environmental quality is an essential element of the City’s livability.** All types of critical areas are found in the city limits including fish and wildlife habitat, wetlands, aquifer recharge areas, geologic hazards, and flood hazards. The city also has shorelines of the state with the Yakima River, Naches River, and several lakes. These areas are places to enjoy and use as well as protect.



- 21. A wide range of capital facilities and public services are available in the City.** Providing for adequate infrastructure (e.g. water, sewer, stormwater, other) and public services (e.g. police, fire, schools) can improve the quality of neighborhoods and stimulate growth. There are some gaps in the extent of municipal water and sewer systems in particular that should be addressed to advance City goals for revitalization in already developed areas as well as future development areas.